



## ***Environmental Planning Commission***

***Agenda Number: 4  
Project Number: 1008059  
Case Number(s): 09EPC-40061  
December 17, 2009***

### ***Staff Report***

<b><i>Agent</i></b>	Slagle Herr Architects
<b><i>Applicant</i></b>	Mechenbier Construction, Inc., and Americus, LLC
<b><i>Request(s)</i></b>	<b>Site Development Plan for Building Permit</b>
<b><i>Legal Description</i></b>	Lots 4, 5, 6, Tract A, Block 4, Unit B, North Albuquerque Acres
<b><i>Location</i></b>	Venice Avenue NE, between San Mateo Blvd NE, and I-25
<b><i>Size</i></b>	Approximately 2.6 acres
<b><i>Existing Zoning</i></b>	IP
<b><i>Proposed Zoning</i></b>	Same

### ***Staff Recommendation***

***APPROVAL of 09EPC 40061, based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 9.***

***Staff Planner***

***Randall Falkner, Planner***

### ***Summary of Analysis***

This is a request for a site development plan for building permit of approximately 2.6 acres located on Venice Avenue NE, between San Mateo Boulevard NE and I-25. The site comprises Lots 4, 5, and 6, Tract A, Block 4, Unit B, North Albuquerque Acres. The applicant intends to build a single story speculative office/warehouse/flex building that will comprise 37,608 s.f. The property is currently divided into three separate parcels, which will be replatted into a single parcel.

The applicant has adequately justified the request for a site development plan for building permit based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the North I-25 Sector Development Plan.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 11/9/2009 to 11/20/2009.  
Agency comments used in the preparation of this report begin on Page 12.

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**AREA CHARACTERISTICS AND ZONING HISTORY**

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	IP	Developing Urban Area, North Valley Area Plan, North I-25 Sector Development Plan	Vacant
<b><i>North</i></b>	IP	Developing Urban Area, North Valley Area Plan, North I-25 Sector Development Plan	Warehousing & Storage
<b><i>South</i></b>	IP	Developing Urban Area, North Valley Area Plan, North I-25 Sector Development Plan	Vacant
<b><i>East</i></b>	IP	Developing Urban Area, North Valley Area Plan, North I-25 Sector Development Plan	Warehousing & Storage
<b><i>West</i></b>	IP	Developing Urban Area, North Valley Area Plan, North I-25 Sector Development Plan	Vacant

***Background***

This is a request for a site development plan for building permit of approximately 2.6 acres located on Venice Avenue NE, between San Mateo Boulevard NE and I-25. The site comprises Lots 4, 5, and 6, Tract A, Block 4, Unit B, North Albuquerque Acres. The applicant intends to build a single story speculative office/warehouse/flex building that will comprise 37,608 s.f. The property is currently divided into three separate parcels, which will be replatted into a single parcel.

***History***

There has been no previous development at this site.

***Context***

The subject site is surrounded by IP zoning, and vacant land to the south and west, and warehousing and storage to the north and east.

***Long Range Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

Venice Avenue NE is a local street.

There are no bicycle routes, lanes, or trails along Venice Avenue or close to the subject site.

There are no public transit bus routes along Venice Avenue NE; however, bus route 140/141 (San Mateo) runs along San Mateo Boulevard NE to the west of the site. The nearest bus route on San Mateo Boulevard is approximately 600 feet to the northwest.

San Mateo Boulevard NE in this area of town is not an Express, Major Transit, or Enhanced Transit Corridor.

***Public Facilities/Community Services***

Balloon Fiesta Park, Wildflower Park, The Village Park, Noreste Park, Alameda Park, Balloon Fiesta Museum, La Cueva Arroyo, and Alameda Elementary School.

***ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque Comprehensive Zoning Code***

The zoning for the subject site is Industrial Park (IP). This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan approved by the EPC.

***Albuquerque / Bernalillo County Comprehensive Plan***

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. Applicable policies include:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

***The location, intensity, and design of the proposed development would respect existing neighborhood values, natural environmental conditions and carrying capacities. The proposed development is bounded by vacant land to the south and west, and by warehousing and storage land use to the north and east. The request would not have a substantial effect on the average weekday traffic flow of Venice Avenue or surrounding streets. Residential neighborhoods are not in close proximity to the subject site. The request furthers Policy II.B.5d.***

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***Full urban services are currently available to the proposed subject site, and the integrity of the existing neighborhoods can be ensured. The request would provide infill development in an area that could benefit from growth. The request furthers Policy II.B.5e.***

#### *Developed Landscape-*

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

***Landscaping on this vacant portion of land would help to control water erosion and dust, create a more pleasing environment than currently exists, and low water use vegetation would help to conserve water. The request furthers Policy II.C.8d.***

#### *Economic Development-*

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The request would offer new employment opportunities with a wide range of occupational skills and salary levels to this part of the City. The request furthers Policy II.D.6a.***

Policy II.D.6c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

***The request would provide opportunities for improvement in occupational skills and advancement with the proposed business. The request furthers Policy II.D.6c.***

#### **North Valley Area Plan (Rank 2)**

The North Valley Area Plan was adopted in 1993. The Plan is bounded by the Bernalillo County/Sandoval County boundary on the north, Interstate 40 on the south, Interstate 25 on the east, and the Rio Grande on the west. Applicable policies include:

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Goal 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial:

***Quality commercial/industrial development is encouraged in an area that already has developed/established industrial zoning. The zoning of the subject site and the area immediately surrounding the site is IP, and land uses in the area include warehousing and storage, office, and manufacturing. The request furthers Goal 6 of the North Valley Area Plan.***

Goal 11: To locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.

***The speculative office/warehouse subject site is located within the I-25 corridor. The subject site is also located in an Industrial Park zone. The request furthers Goal 11 of the North Valley Area Plan.***

### **North Interstate-25 Sector Development Plan (Rank 3)**

The North Interstate-25 Sector Development Plan was adopted in 1998. The Plan generally encompasses properties between Edith Boulevard on the west, the south boundary of the Sandia Pueblo on the north, Louisiana Boulevard on the east, and Paseo del Norte and San Bernalillo Road on the south. Applicable policies/objectives include:

To encourage reassembly, replatting and annexation of lands in the plan area:

***The property currently consists of three separate parcels, and is proposed to be replatted into a single parcel. The request furthers the objective to encourage replatting of lands in the plan area.***

## **ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

### ***Site Plan Layout / Configuration***

The subject site is approximately 2.6 acres in size and is identified as Lots 4, 5, and 6, Tract A, Block 4, Unit B. The proposed building would face Venice Avenue (north) and has parking on the north, east, and west sides of the building. The dumpster is located on the northeast side of the parking lot, and is screened by a masonry wall. The subject site is compatible with the surrounding area as it is surrounded by similarly scaled commercial, office, and industrial developments. All building heights and setbacks are in compliance with Zoning regulations.

### ***Walls/Fences***

There is an 8' high CMU screen wall (217'4" in length) along the southern property boundary that is used to screen the loading area. The wall extends north on both sides of the loading area with gates to totally enclose the loading area. Sheet A002 states that the wall will match the building color. However, since there is more than one building color, the specific color of the 8' CMU wall shall be identified on Sheet A002. There is also a 6' enclosure wall that surrounds the dumpster.

#### ***Vehicular Access, Circulation and Parking***

There are two vehicle access points along Venice Street, one on the ne side of the property, and the other on the nw side. The parking is located in front (north) and on both sides (east and west) of the building. A screened loading area is located behind the building (south). The site has 111 parking spaces provided, while 96 parking spaces are required. The appropriate number of disabled, motorcycle, and bicycle spaces are provided.

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Sidewalks are provided on all sides of the building. The sides of the building have 8' wide sidewalks, the front of the building has a 6' wide sidewalk, while the back of the building have 6'6" sidewalks up until they reach the loading area. The front of the building is required to have a 10' sidewalk per Section 14-16-3-18 (C)(1)(a) of the Zoning Code.

#### ***Lighting and Security***

Parking lot light fixtures are 20' high from the top of the pole to the finish grade. The Police Department has made the following comments concerning lighting and security: The proposed lighting and landscaping appear to be in conflict with each other, especially along the perimeter of the property; recommend reducing the amount of trees along the outer portions and replace them with low level bushes; the proposed landscaping along the building exterior should be low-level bush variety and not block visibility to and from the facility; all buildings entrances, walkways, common areas and parking lots should be free of obstruction and visible.

However, there are also Off-Street Parking Area Landscaping standards in the Zoning Code (Section 14-16-3-10) that have to be adhered to. The Zoning Code states:

“(1) Off-Street Parking Area Landscaping: Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of large expanses of pavement and parked cars. Quantity and distribution of trees shall be as follows: (a) One tree is required per ten parking spaces; (b) No parking space may be more than 100 feet from a tree trunk; (c) The minimum size of tree planters within off-street parking areas shall be 36 square feet per tree; (d) At least 75% of the required parking area trees shall be deciduous canopy-type shade trees capable of achieving a mature canopy diameter of at least 25 feet. (2) Street Trees. Street Trees meeting the requirements of 6-6-2-1 et seq., Street Trees, are required along all arterial and collector street frontages. (3) Required Vegetative Ground Cover. All required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as as grasses, vines, spreading shrubs or flowers, over at least 75% of the required landscape area. Coverage will be calculated from the mature spread of the plants.”

The Street Tree Ordinance states that street trees are required for “a major street, as major local street, or another street where street trees are required.” Venice Avenue could be considered a major local as a result of the Right-of-Way of 60’. However, another requirement for a road to be considered a major local is the average weekday traffic flow. The City of Albuquerque does not have traffic counts for Venice Avenue. The applicant should cluster trees together to minimize conflicts between lighting and trees, while still meeting all the requirements of the Zoning Code and the Street Tree Ordinance.

### ***Landscaping***

The Landscaping Plan (Sheet L2 of L2) shows 14 street trees are required, while in actuality 16 trees are required. The Landscaping Plan (Sheet L2 of L2) shall show 16 street trees required and 15 street trees provided. The landscape calculations (including total lot area, total buildings area, net lot area, and total landscape provided) on Sheet L2 of L2 shall be consistent with those on Sheet A001. The Vitex on Sheet L1 of L2 shall meet the Zoning Code size requirement at time of planting of 10’-12’ feet in height.

### ***Public Outdoor Space***

A public outdoor space consisting of a picnic table and sunshade is provided on both the east and west sides of the building. The Zoning Code requires major facades more than 100 feet in length incorporate outdoor seating, per Section 14-16-3-18 (C)(3). The primary façade (north side) shall incorporate outdoor seating that meets the requirements found in Section 14-16-3-18 (C)(3).

### ***Grading, Drainage, Utility Plans***

All site flow will free discharge to the adjacent public street. Discharge to Venice Boulevard will continue west a short distance and enter the existing storm drain system.

### ***Architecture***

The materials for the building include the following: brown and gray masonry, coral and gray stucco, wire mesh mechanical screen, light gray arched metal roof, sunshades, and aluminum storefront.

### ***Signage***

The site development plan shows a monument sign in front of the building along Venice Avenue. However, the Zoning Code does not allow free-standing signs on premises of less than five acres in a developing urban area, per Section 14-16-2-19(A)(25)(b)(2). The site is 2.6 acres and is in a developing urban area. The exterior elevations sheet (A201) shows two building mounted signs on the north elevation, and one building mounted sign on both the east and west elevations. The Zoning Code allows one wall sign per façade per business. It is unknown how many businesses will occupy the business at this time. The exterior elevations sheet (A201) has included a sign table showing the percentage of wall area that is used. The percentage of building-mounted signage used on each façade is well below the 15 percent allowed.

***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

City Departments and other interested agencies reviewed this application from 11/9/2009 to 11/20/2009. Agency comments being on page 12. The comments from Zoning Code Services concerning parking calculations do not take into account the net leasable area. After further review, the parking calculations on the revised site plan for building permit are correct. Comments from the Police Department have been addressed with the following condition: The applicant shall cluster trees together to minimize conflicts between lighting and trees, while still meeting all the requirements of the Zoning Code and the Street Tree Ordinance.

***NEIGHBORHOOD/PUBLIC CONCERNS***

The affected Neighborhood, Homeowner Associations, and/or Coalitions include the following: Wildflower Area Neighborhood Association and North Valley Coalition.

***CONCLUSIONS***

This is a request for a site development plan for building permit of approximately 2.6 acres located on Venice Avenue NE, between San Mateo Boulevard NE and I-25. The site comprises Lots 4, 5, and 6, Tract A, Block 4, Unit B, North Albuquerque Acres. The applicant intends to build a single story speculative office/warehouse/flex building that will comprise 37,931 s.f. The property is currently divided into three separate parcels, which will be replatted into a single parcel.

The applicant has adequately justified the request for a site development plan for building permit based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the North I-25 Sector Development Plan.



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***FINDINGS – 09EPC 40061, 12/17/2009, Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit of approximately 2.6 acres located on Venice Avenue NE, between San Mateo Boulevard NE and I-25.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the North I-25 Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the Developing Urban Area of the Comprehensive Plan.
4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5d – The location, intensity, and design of the proposed development would respect existing neighborhood values, natural environmental conditions and carrying capacities. The proposed development is bounded by vacant land to the south and west, and by warehousing and storage land use to the north and east. The request would not have a substantial effect on the average weekday traffic flow of Venice Avenue or surrounding streets. Residential neighborhoods are not in close proximity to the subject site.
  - b. Policy II.B.5e – Full urban services are currently available to the proposed subject site, and the integrity of the existing neighborhoods can be ensured. The request would provide infill development in an area that could benefit from growth.
5. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan by using landscaping that would help to control water erosion and dust, creating a more pleasing environment than currently exists, and by means of low water use vegetation that would help to conserve water.
6. The request furthers the following Economic Development policies of the Comprehensive Plan:
  - a. Policy II.D.6a – The request would offer new employment opportunities with a wide range of occupational skills and salary levels to this part of the City.
  - b. Policy II.D.6c – The request would provide opportunities for improvement in occupational skills and advancement with the proposed business.
7. The request further the following goals of the North Valley Area Plan:

- a. Goal 6 – Quality commercial/industrial development is encouraged in an area that already has developed/established industrial zoning. The zoning of the subject site and the area immediately surrounding the site is IP, and land uses in the area include warehousing and storage, office, and manufacturing.
  - b. Goal 11 – The speculative office/warehouse subject site is located within the I-25 corridor. The subject site is also located in an Industrial Park zone.
8. The request furthers the North I-25 Sector Development Plan objective to encourage reassembly, replatting and annexation of lands in the plan area. The property currently consists of three separate parcels, and is proposed to be replatted into a single parcel.
  9. There is no known opposition to the project and not letters of opposition have been received.

***RECOMMENDATION - 09EPC 40061, 12/17/2009, Site Development Plan for Building Permit***

**APPROVAL of 09EPC 40061, a site development plan for building permit, for Lots 4, 5, and 6, Tract A, Block 4, Unit B, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 09EPC 40061, 12/17/2009, Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The specific color of the 8' CMU wall shall be identified on Sheet A002.
4. The front of the building is required to have a 10' sidewalk per Section 14-16-3-18 (C)(1)(a) of the Zoning Code.

5. The applicant shall cluster trees together to minimize conflicts between lighting and trees around the perimeter of the site, while still meeting all the requirements of the Zoning Code and the Street Tree Ordinance.
6. Landscaping:
  - a. The Landscaping Plan (Sheet L2 of L2) shall show 16 street trees required and 15 street trees provided. One additional street tree (can be an accent tree) shall be added to the landscape plan along Venice Avenue.
  - b. The landscape calculations (including total lot area, total buildings area, net lot area, and total landscape provided) on Sheet L2 of L2 shall be consistent with those on Sheet A001.
  - c. The Vitex on Sheet L1 of L2 shall meet the Zoning Code size requirement at time of planting of 10'-12' feet in height.
7. The primary façade (north side) shall incorporate outdoor seating that meets the requirements found in Section 14-16-3-18 (C)(3).
8. The monument sign shall be eliminated as it is not allowed per Section 14-16-2-19(A)(25)(b)(2).
9. Recommended Conditions from Public Service Company of New Mexico:
  - a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
  - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
  - c. Screening should be designed to allow for access to utility facilities. It is necessary to provide adequate clearance of ten feet surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.
10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Provide truck circulation information (i.e. proposed truck route, type of vehicles using the loading area, etc.). Additional comments may be required after that information is provided.
  - c. Per the North I-25 Sector Development Plan, a Traffic Impact Study (TIS) is required.
  - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the future TIS, is required.
  - e. Site plan shall comply and be designed per DPM Standards.
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***Randall Falkner***  
***Planner***

cc: Larry Caudill, Wildflower N.A., 4915 Watercress Dr. NE, Albuquerque, NM 87113  
John Gaydos, Wildflower N.A., 4911 Watercress Dr. NE, Albuquerque, NM 87113  
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107  
Claude Morelli, North Valley Coalition, P.O. Box 70352, Albuquerque, NM 87197

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

Lots need to be replatted into 1 lot  
Parking calculations are wrong  
112 office  
8 Warehouse  
No outdoor seating along major façade.

#### **Office of Neighborhood Coordination**

Wildflower Area NA (R)  
North Valley Coalition  
11/9/09 – Recommended for facilitation – siw  
11/9/09 – Assigned to Gregory Lay – sdb  
Awaiting word from assigned facilitator - siw

#### **Long Range Planning**

### ***CITY ENGINEER***

#### **Transportation Development Services**

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- Provide truck circulation information (i.e. proposed truck route, type of vehicles using the loading area, etc.). Additional comments may be required after that information is provided.
- The proposed development does not meet the City's threshold for providing a Traffic Impact Study (TIS). However, a TIS is required per the North I-25 Sector Development Plan.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the future TIS, is required.
- The Traffic Impact Study will be available for review by any interested party, in the office of the Traffic Engineer upon completion.
- Site plan shall comply and be designed per DPM Standards.

#### **Traffic Engineering Operations**

#### **Hydrology**

- The Hydrology Section has no adverse comments on the site plan. Prior to DRB, a conceptual grading and drainage plan must be submitted to Hydrology to determine what, if any, infrastructure requirements are warranted.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

**Transportation Planning**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. Provide truck circulation information (i.e. proposed truck route, type of vehicles using the loading area, etc.). Additional comments may be required after that information is provided.
- c. Per the North I-25 Sector Development Plan, a Traffic Impact Study (TIS) is required.
- d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the future TIS, is required.
- e. Site plan shall comply and be designed per DPM Standards.

***WATER UTILITY AUTHORITY***

**Utility Services**

***ENVIRONMENTAL HEALTH DEPARTMENT***

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**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

Open Space has no adverse comments

**City Forester**

No Comments.

**POLICE DEPARTMENT/Planning**

- Nearest Police Station – Gerald Cline Substation, 5408 2<sup>nd</sup> St. NW, area between I-25 & the river.
- The proposed lighting and landscaping appear to be in conflict with each other, especially along the perimeter of the property. Recommend reducing the amount of trees along the outer portions and replace them with low level bushes.
- The proposed landscaping along the building exterior should be low-level bush variety and not block visibility to and from the facility.
- All buildings entrances, walkways, common areas and parking lots should be free of obstruction and visible.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

APPROVED: MAY NEED TO REPOSITION ENCLOSURE,CALL FOR DETAILS

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Adjacent and nearby routes	Route #140, San Mateo route passes near the site on San Mateo. San Mateo Route is located approximately 500' east of the Northeast corner of the property.
Adjacent bus stops	Nearest bus stop is approximately 1300' north, from the northeast corner of the property, on San Mateo.
Site plan requirements	None

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Large site TDM suggestions	N/A
Other information	None.

## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

#### ***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS District.

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

- As a condition, it is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
- As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
- Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.